

COMMERCIAL OFFICE

FOR LEASE



1218 E. MAIN STREET, SUITE A | ST. CHARLES, IL 60174



PROPERTY OVERVIEW

DETAILS

Stunning office space in highly visible location! 7 private offices together with open areas, 3 bathrooms, entry with fireplace & reception desk, plus room to grow - additional 663 SF of building space still available on the lower level (\$4.50 SF NNN) and not included in the existing square footage. Good parking with access from Main Street (Route 64) and 12th Avenue.

Realtor Owned.

AVAILABLE SPACE:	2, 224 SF
RENTAL RATE:	\$9.80/PSF NNN
CAM:	\$3.02 SF
TAXES:	\$3.40 SF
PARKING:	20 spaces
FIRE PROTECTION:	Alarm monitored Sprinkler system
SECURITY:	Exterior security lighting
ELECTRIC:	200 amps
ZONING:	B-2 (Office/Commercial)

FOR MORE DETAILS CONTACT:

Russ Nelms | russ.nelms@cbexchange.com
Coldwell Banker Commercial NRT

Direct: 630-587-4632
Mobile: 847-409-9091

2690 E. Main Street
St. Charles, IL 60174

CBCWorldwide.com

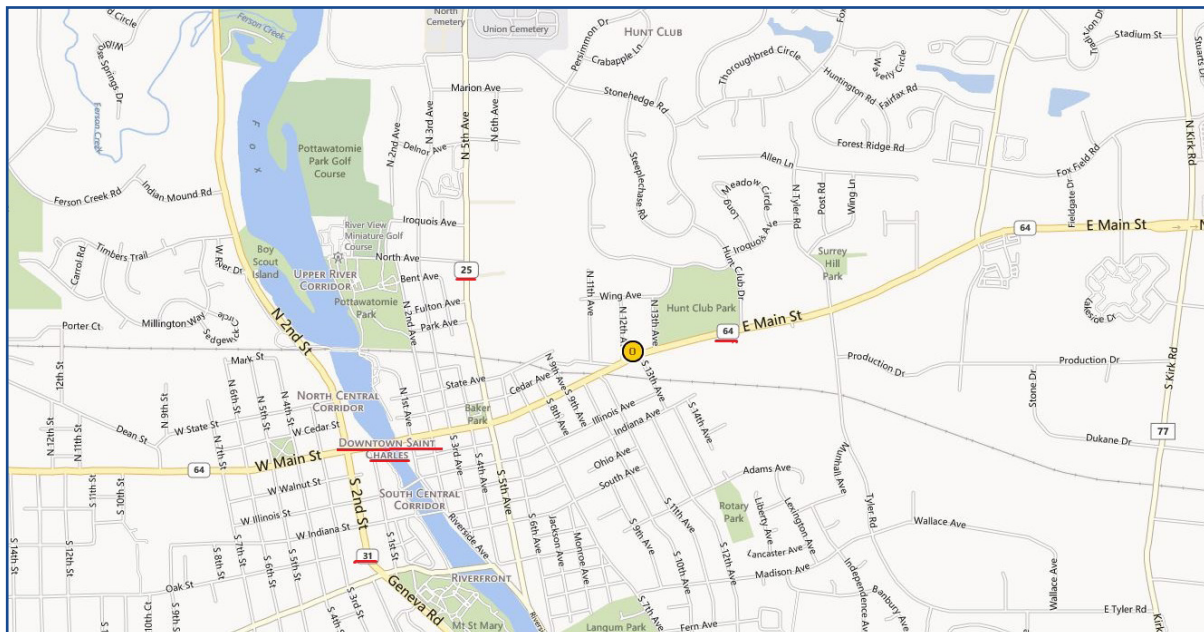
The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a lease, Lessee is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Lessee's intended use of the property. Operated by NRT LLC.

COMMERCIAL OFFICE

FOR LEASE



1218 E. MAIN STREET, SUITE A | ST. CHARLES, IL 60174



COMMERCIAL OFFICE

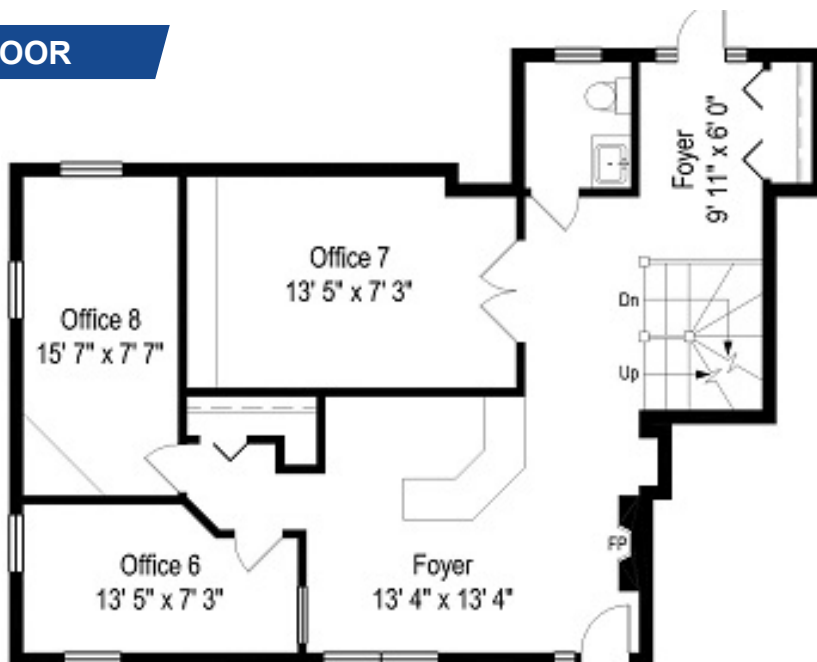
FOR LEASE



**COLDWELL
BANKER
COMMERCIAL**

1218 E. MAIN STREET, SUITE A | ST. CHARLES, IL 60174

FLOOR PLAN, 1ST FLOOR



FLOOR PLAN, 2ND FLOOR

